

1340

THIRD STREET
PROMENADE

SANTA MONICA RETAIL
OPPORTUNITY FOR
LEASE



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

PROPERTY HIGHLIGHTS

Building Size 1340A: 3,589 SF
(+ approx. 766 SF Mezzanine)

Ceiling heights 14' +

Frontage Approx 27' total

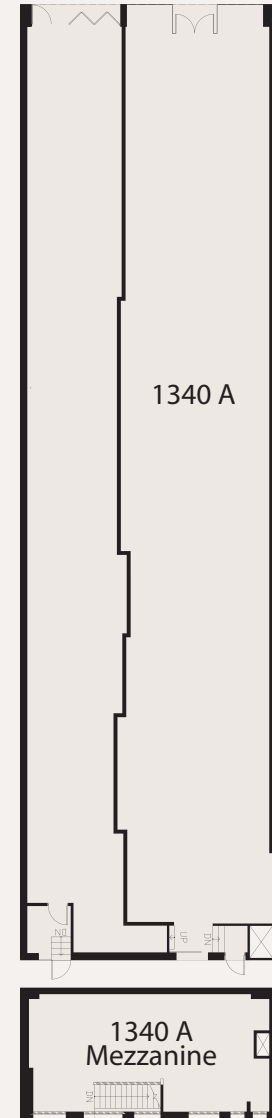
Rent Available upon request

HIGHLIGHTS

- Prime 1300 block of 3rd Street Promenade
- Tremendous ceiling heights
- Great frontage
- Neighboring tenants: Zara, Addidas, Athleta, Apple, Sephora, Sunglass Hut, Starbucks, AMC Santa Monica 7, Equinox, Sugarfish



AVAILABLE SPACE





SANTA MONICA AT A GLANCE

Santa Monica residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city-living and its amenities. Many residents walk, bike, or use public transportation to get to work; a number work from home. Although single householders and roommates technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples.

Residents are well-educated; they are more interested in the

stock market than the housing market. These residents are cosmopolitan and connected-technologically savvy consumers who value both education and creativity. Their income is above the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. They are active and health conscious, exercising regularly and paying attention to their nutrition. Environmentally conscientious but also image-conscious, both impact their purchasing.

Parking
58%
Average daily occupancy
(PRE-COVID-19)

6,195
Total public facility
capacity



Population

85,143
2 mile

369,328
5 miles

1,079,494
10 miles



Median Age

44.2
2 mile

42
5 miles

41.2
10 miles



Avg.
Household
Income

\$135,324
2 mile

\$135,575
5 miles

\$127,248
10 miles



Median
Home Value

\$1,037,595
2 mile

\$1,053,258
5 miles

\$1,021,209
10 miles

Top Industry Segments



\$6.7B
total household
expenditure



16,527
average daily
pedestrian
impressions (2020)

Professional,
Scientific, Tech



26%
employees

\$133,443
average annual wage

Accommodation &
Food Service



23%
employees

\$34,360
average annual wage

Retail



12%
employees

\$38,183
average annual wage

[illegible]

NEIGHBORHOOD RETAIL



ANTHROPOLOGIE



SEPHORA

EQUINOX





1340 THIRD STREET PROMENADE

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